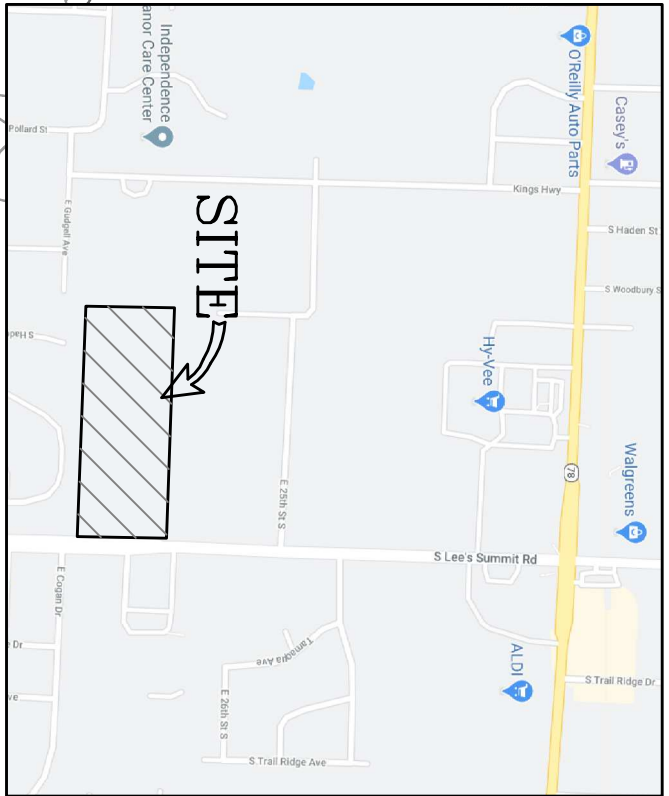


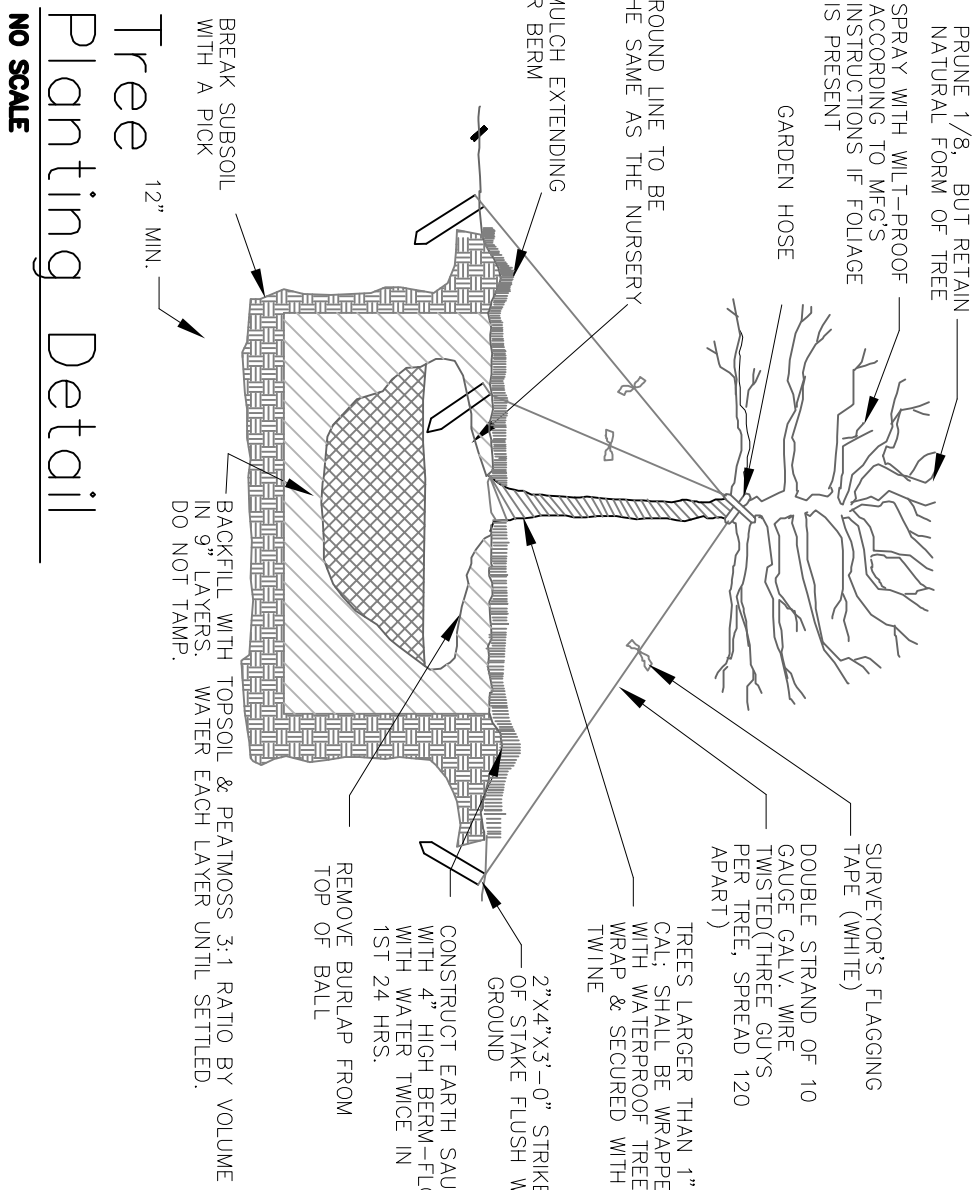
PRELIMINARY DEVELOPMENT PLAN FOR
SUMMIT LIVING TOWN HOMES
INDEPENDENT LIVING
INDEPENDENCE, JACKSON COUNTY, MISSOURI

DEVELOPER:

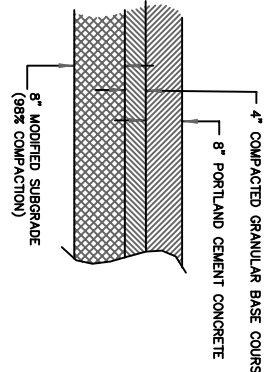


BUFFER PLANTING SCHEDULE		
EVERGREEN TREES	COMMON NAME	CALIPER
EC	80 GREEN GANT ARBORVITAE	6" HT
STREET TREES TRACTS PLANTING SCHEDULE		
TREES	COMMON NAME	CALIPER
SA	68 STATE STREET MAPLE	2" CAL
TOTAL PROPOSED ROW = 1.37M LF = 1.37M SQ-48 TREES		

STREET TREES TRACTS PLANTING SCHEDULE		
TREES	COMMON NAME	CALIPER
SA	68 STATE STREET MAPLE	2" CAL
TOTAL PROPOSED ROW = 1.37M LF = 1.37M SQ-48 TREES		



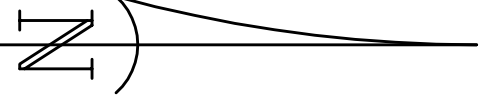
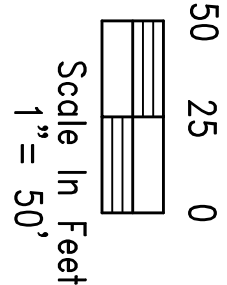
HEAVY CONCRETE PAVEMENT



- NOTES:
1. TOTAL AREA OF SITE = 13.00ac
 2. TOTAL PROPOSED UNITS
 3. TOTAL UNITS PER ACRE = 123 UNITS
 4. TOTAL DEDICATED ROW = 2.45ac
 5. TOTAL GREEN SPACE = 50%

PERVIOUS VS IMPERVIOUS CALCULATIONS		
LOT SIZE	50% PERVIOUS (GREEN)	50% IMPERVIOUS
IMPERVIOUS SURFACES	57,143 SF	566,262 SF
PUBLIC ROADS	177,944 SF	
BUILDINGS (PORCHES)	177,944 SF	
DRIVES/PARKING	26,516 SF	
WALKS/MISC.	21,600 SF	
TOTAL CALCULATIONS	285,103 SF	

- UTILITY NOTES:
1. SANITARY SEWER MAIN SHALL BE BUILT TO CITY STANDARDS AND DEDICATED TO THE CITY ALONG WITH A 15' UTILITY EASEMENT.
 2. ALL FIRE HYDRANTS AND WATER MAINS SHALL BUILT TO CITY WATERDEPARTMENT STANDARDS AND BE PUBLIC.



PRELIMINARY
DEVELOPMENT PLAN FOR
SUMMIT LIVING TOWN HOMES
CIVIL PLANS FOR
SUMMIT LIVING TOWN HOMES
INDEPENDENCE, JACKSON COUNTY, MISSOURI

Quist Engineering Inc.
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
e-mail = rwalquist@quistengineering.com

DATE	REVISION	BY
5-20-22	REVISED UNITS	
5-25-22	REVISED UNITS	
6-25-22	PER CITY COMMENTS	
7-1-22	PER CITY COMMENTS	

DRAWN BY: RAW	CHECKED BY: RAW
DATE: 5-16-22	PROJECT NO. E20-307
SCALE: 1"=50'	